

June 8, 2007

Development Services Center  
Department of Planning and Development  
731 South Fourth Street  
Las Vegas, Nevada 89101

RE: Decatur/Tropical Retail Center  
JSA Project #07101  
Justification Letter (Revised)

To Whom It May Concern:

This submittal is a General Plan Amendment and Re-Zoning of parcel 125-25-501-010 and Site Development Plan Review for parcels 125-25-501-010, 125-25-601-022 & 125-25-601-023 for an approximately 458,053 square foot Retail Center. This project is located on the NWC of Decatur Blvd and Tropical Ave, south of the Western Beltway.

The General Plan Amendment is to convert this property from Medium Density Residential to Service Commercial and the Re-zone is from R-PD15 to C-2 (parcel 125-25-501-010). We believe that the proposed uses are beneficial for the surrounding community and conform to all current City regulations and policies.

In addition, we are applying for Site Development Plan Review of a Retail Center located on parcels 125-25-501-010, 125-25-601-022 & 023. The proposed development consists of 17 buildings with total square footage of approximately 450,053 square feet. The overall project provides 2,522 parking spaces, of which 220 are located in an underground parking structure (1 space per 178 square feet of floor area; 5.5 spaces per 1,000 square feet of floor area) and landscaping per code.

Please contact me with any questions. Thank you.

Sincerely,

  
Jim Stroh, AIA  
President

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SDR-22582  
REVISED  
07/26/07 PC